



STRATEGIC MASTER PLAN ROXBURY UPDATE

CITY OF BOSTON

October 2000

BOSTON REDEVELOPMENT AUTHORITY

Thomas M. Menino, Mayor

Mark Maloney, Director

INSIDE:

"You Said It"
Community Issues

Today's Trends

Goals

Principles & Values

Roxbury's 2020 Vision

Contact Information

Community Working Group

SINCE MAYOR MENINO kicked off the community master planning process at a public meeting in February 2000, the focus of the Roxbury Strategic Master Plan has been to establish a vision and a set of principles that would be the framework for the creation of realistic development standards and implementation strategies to attain a more livable, workable and sustainable community in Roxbury. This publication is a mid-point update of the Roxbury Strategic Master Plan process. It reflects a consensus-based, holistic vision for Roxbury developed from prioritization of issues, objectives and strategies expressed by participants in the community process, combined with the analysis of existing conditions and trends occurring in or affecting the neighborhood. This update reflects what you said at the numerous community meetings held in the past seven months through the Roxbury Community Working Group focus sessions, strategic workshops and neighborhood-wide public meetings. Over 200 community representatives participated in the workshops and public meetings facilitated by the Boston Redevelopment Authority, the Working Group made up of community representatives, your elected officials, representatives from public agencies and institutions, and the consultant team selected by the Working Group.

The core of this update is the **2020 Vision**, which is a narrative form of possible future scenarios. It is an idealized vision, but a vision worth striving for, given Roxbury's numerous assets.

"The community's vision is to ensure that Roxbury is a vibrant, safe, affordable, culturally diverse, accessible, clean, sustainable and historic community — a place in which residents of all income levels can take pride in calling home."

The ultimate goal of the master plan is to build an asset-based plan framework to achieve the community's vision of Roxbury as a vibrant place with thriving commercial centers,

many types of housing, continued diversity of its residents, an efficient and effective transportation network and an affordable, attractive quality of life. This long range "vision" should accommodate existing businesses, residents and institutions as well as create opportunities for new people and activities. Since Roxbury is at the geographic heart of the Boston area, a successful Roxbury is key to the success of the region. The Roxbury Strategic Master Plan process will continue to build on the 2020 Vision and will be the basis for development of a set of draft planning alternatives to be presented in Fall 2000.



Major Trends

Increasing costs of housing, both rental and homeownership

Gentrification of inner city neighborhoods near re-emerging or expanding markets such as downtown areas

Desire for character and sense of community in neighborhood

A celebration of diversity

A desire for alternative urban spaces

Technology-driven growth in the employment sector

The impact of transportation access on the rise in real estate values and the growth of economic centers

Increasing numbers of people of color in urban areas

Increasing numbers of elderly citizens, many of which are homeowners, with inadequate resources to maintain homes.

Widening income and wealth gaps

Loss of manufacturing jobs

Globalization of city's economy

Increasing need for high-skilled labor and entry-level labor

Using traffic calming measures and improving the pedestrian environment to enhance liveability

Migration of the location of new jobs from the city to the suburbs

Increasing numbers of workers who work a non-traditional shift other than a regular daytime schedule

Location of public agencies and major non-profit institutions in Roxbury and surrounding areas has opportunities that are untapped.

What Are Today's Trends

The consultant team took a look at some of the major trends affecting Roxbury and how the community is poised to address these trends. Some draft goals have been developed for discussion based on what the community said it wants for the future. The team analyzed what the community voiced as important issues and strategies. Recognizing the connection between the trends, what the community wants, and what Roxbury currently is, specific strategies will need to be crafted to achieve the Roxbury 2020 Vision.

How Roxbury Can Address These Major Trends

Roxbury is well-located and accessible to regional and local modes of transportation. Due to Roxbury's proximity to downtown and other employment centers, Roxbury residents can tap into these resources to increase their opportunities.

Because of the constraints of available land in evolving metropolitan areas, Roxbury is in a good position to take advantage of new development because of availability of land and its relatively lower cost.

In the Boston metropolitan area, underutilized industrial areas have developed into commercial and office development. Roxbury is the next in line to take advantage of that trend.

Roxbury's quality housing stock makes investment opportunities attractive. Roxbury has a solid stock of existing affordable housing in which to reinvest. Roxbury has vacant land and infill opportunities that can provide first-time homebuyer opportunities that can in turn provide affordable rental opportunities. This will provide housing for a wide range of incomes.

Roxbury can promote stability by promoting ownership in the neighborhood, in both housing and businesses. This can happen through increasing the rate of homeownership of existing residents and through other non-profits such as community land trusts and provide funding assistance for maintenance and rehabilitation.

The amount of vacant land and buildings provide opportunities for increasing the total number of housing units available and stimulating investment in surrounding property (publicly and privately owned). Roxbury can use new housing to connect to economic development activities in the neighborhood. Roxbury can emphasize its historic housing stock to create greater awareness around its rich history of community.

The appealing scale of the architecture and the mature vegetation and other landscape features provide an excellent framework for improving the pedestrian environment. Interest has already been expressed by the community for traffic management projects in Roxbury. Candidate streets for traffic calming projects will be identified.

Draft Community Goals

Twelve Main Collective Goals

Increase the homeownership rate in Roxbury for all income levels and age groups; home maintenance assistance for elderly homeowners.

Ensure that current Roxbury residents, young and elderly, will be able to remain in the community in the future if they choose to do so.

Increase the amount and variety of housing stock in Roxbury, including building housing on vacant lots, restoring abandoned buildings, and maintaining the historic quality of Roxbury.

Increase the quantity and variety of employment opportunities for residents of Roxbury, especially sustainable, high-paying jobs — from entry level to management and ownership.

Increase opportunities for job training and education for Roxbury residents.

Encourage emerging industries of the future to locate in Roxbury and support existing businesses.

Enhance the pedestrian environment and implement street layout and traffic control measures so that traffic flows in a safe and organized manner.

Improve public transportation services between Roxbury and local and regional destinations (employment, cultural and recreational sites, shopping areas).

Improve the general quality of life for all Roxbury residents, including improving the public realm and infrastructure, basic city services, public safety, green space, cultural possibilities and opportunities for youth.

Enhance community participation and empowerment in the planning process and increase accountability to the community by various groups and entities, including institutions, government agencies, businesses and more.

Create more awareness of enabling programs and resources through better dissemination of information.

Improve schools and the education of children and youth.



Clock and sculpture on Dudley Street

Principles & Values

The Roxbury Strategic Master Plan will be planned and implemented in ways that enhance the civic education and public involvement of residents and organizations, including community agencies, faith-based organizations, and small businesses.

The Roxbury Strategic Master Plan will consider how to enhance and increase the educational, cultural, and recreational activities in the neighborhood.

The Roxbury Strategic Master Plan will help to identify activities and institutional relationships that enhance opportunities for youth to become involved in the civic life of Roxbury.

The Roxbury Strategic Master Plan will help to identify ways that the history of the community struggles of Roxbury can be incorporated into civic life through historic preservation.

"You Said It"

Community Issues

Roxbury's future should be planned to protect the economic and residential well-being of current residents.

We need an increase in the level of basic municipal services to address the perceived lack of civic investment and deficits in the physical infrastructure.

Our senior citizens need a broader range of housing opportunities, medical and social programs, and supportive services and activities.

We need to protect homeownership of elderly citizens through funding assistance for home rehab and maintenance.

The cultural fabric of the community must be maintained, including preserving and enhancing Roxbury's social and historical assets.

We need more recreational facilities, community centers and programs to provide education, training, mentorship opportunities and social and extra-curricular activities for adolescents and children.

Environmental health concerns must be addressed to protect the health and safety of residents.

Intergenerational bonds in the community help to maintain history and continuity.

The public perception of Roxbury as "unsafe" has to be changed and Roxbury's public image improved.

Increase services and accessibility for the disabled

Introduce defined development standards for all current and future development

Improve maintenance of streets and coordination of repairs

Increase treatment opportunities for substance abuse

Increase linkages and connections throughout the community via transportation, parks, events

Enforce existing laws

Increase voter participation

Beautify public spaces and streets

Quality Of Life

The public realm of Roxbury is a pleasant place to be throughout the neighborhoods. No trash or litter is allowed to clutter the streets or yards through the combined efforts of City trash workers who are held to stringent trash pick-up requirements, teams of residents belonging to neighborhood associations and local business owners. Graffiti is a thing of the past, with the best of the "taggers" now showing their work in local galleries and other venues throughout the city. Once-empty lots have been filled in with housing and commercial development and others are now part of a managed open space system. The remaining vacant lots not used for housing have been turned into pocket parks or community gardens that are managed by neighborhood groups. Attractive gateways to Franklin Park from Roxbury have been added which have improved access to the park. Businesses, agencies and organizations located in Roxbury now proudly list and acknowledge their Roxbury addresses.

Children and youth enjoy the renovated multi-purpose Cass rink, which was updated with the a modern design and the latest equipment. Next to the rink is a huge community youth center for children and youth with recreational activities such as sports, a swimming pool, and other structured games. The center also provides homework help, academic tutoring, vocational training programs, arts programs and more. Every Tuesday, the rink is filled with adults and seniors because the evening is reserved for them.

The Arts Center in Dudley Square offers dance performances, art exhibits, lessons in art and music for children and adults, rehearsal space, a museum store and more. People come from all over the city to the Arts Center because of the high quality of the offerings and the teachers. Foreign tourists come to Roxbury. to participate in historic guided walking or shuttle bus tours that leave from Dudley Square every weekend to visit local historic and cultural sites such as John Eliot Square, the Roxbury Standpipe, the Malcolm X house, the Hale house, the Museum of the National Center of Afro-American Artists and others.

A new senior center near Dudley Square draws seniors from all over Roxbury. Along with medical services, the center also provides structured activities for seniors including shopping trips, art and music lessons, local tours and trips, concerts, and sing-alongs. A portion of the building is devoted to senior day care and there are services provided for the disabled. Above the center are assisted living units for seniors who are able to live on their own and want to stay in the community, but need some help. A shuttle bus leaves daily from the senior center to take seniors to shopping areas, cultural events, church, the doctor and other appointments, enhancing their mobility. An intergenerational program links youth with seniors, who share their oral history which is recorded by the youth. Cooking and sewing classes taught by the seniors help preserve cultural and ethnic traditions.

New public libraries have been built, some within the new schools recently constructed in Roxbury. In addition to offering a complete stock of books and periodicals, the libraries are also technology centers, offering access to the Internet and e-mail, including training for users of all ages and skills. A free community e-mail service is offered for residents who do not have their own computers so they can send and receive e-mail. Training is also provided in the technology centers for youth and adults who want to learn about or improve technical skills of programming and computer work for the modern workplace.

A 2020 Vision

A good feeling about belonging to this community is felt in the air, encouraged by the successful “Celebrate Roxbury” campaign and a strong network of street and neighborhood associations. It is safe to walk around at any hour of the day or night. Neighbors sit out on their stoops and keep a watch on their community. Residents have developed productive and trusting relationships with the police because many officers are “walking their beats.” More officers on the Roxbury team live in and reflect the ethnic diversity of the neighborhoods they patrol. As part of their community policing, the police hold monthly meetings at which they hear all issues from the community and follow up on them. Some of the meetings are in Spanish, Haitian Creole and Cape Verdean Creole, staffed by police officers fluent in these languages. The police have been effective in enforcing existing laws.

Engaged community residents, including members of the Roxbury Neighborhood Council, act as a vocal watchdog group to hold the City, the State, institutions, community organizations, developers and others accountable for their commitments to Roxbury. Empowered residents and community organizations have been instrumental in greatly improving the delivery of municipal services to Roxbury and the quality of life in their community.

An institutional liaison group of community residents meets monthly with various institutions which are located in or serve Roxbury. Roxbury Community College, Morgan Memorial, the Jewish Memorial Hospital, the Longwood Medical Center, the Boston Medical Center, Northeastern University, Wentworth Institute and other institutions meet with the liaison group to consider plans for community development and outreach on the part of the institutions. Some of the programs they have developed and implemented include workforce skills training for youth and adults, scholarships for local residents and funding for local programs and organizations. Especially effective is the standing committee on entrepreneurial advancement. The committee has proved to be very successful in linking area institutions with goods and services provided by Roxbury-based entrepreneurs. The group also provides mentorship opportunities, linking local children and youth with its adult members.

The weekly community newspaper supplement, *The Roxbury Record*, is a valuable resource that unites the community and disseminates information about programs, resources, meetings, and local news. It is funded through advertising, donations from local business associations, and grants from the state and city, and it is staffed with professional writers and editors. Through its writings and through the efforts of a professional public relations person, the media image of Roxbury throughout the region is strong, attracting visitors and businesses. The annual Roxbury festival, which stretches from the Tubman House to the Franklin Park Gate, includes music, food, children’s activities and other attractions that draw thousands out each year in June to celebrate Roxbury.

The Roxbury Developers’ Handbook has been published with design guidelines and standards which are carefully followed by housing and commercial developers. This has resulted in attractive and compatible new housing and businesses that add to the community’s visual appeal. The design guidelines incorporate measures to ensure that all new development is universally accessible.

A high number of youth go to college and come back to live in Roxbury after school because of the availability of housing, the increased number of jobs, the improved quality of life, and high quality transportation access.



The historic Hale house

Principles & Values

The Roxbury Strategic Master Plan will help to identify and utilize the neighborhood’s enormous potential and actual resources and assets, including:

the central location of the neighborhood in terms of the city and region;

the land and open spaces encompassed in the neighborhood;

the housing stock in the neighborhood;

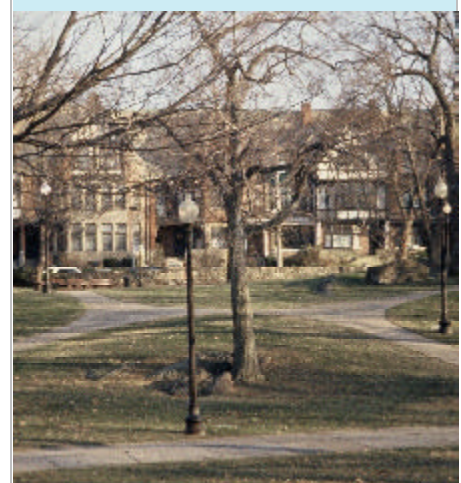
the youth and elderly who live and work in Roxbury;

the history and lessons of struggles aimed at improving living conditions in this neighborhood;

the neighborhood’s appreciation for its increasing race/ethnic diversity;

the commitment of Roxbury residents and community organizations.

Harris Park



"You Said It"

Community Issues

We need improved, more reliable public transit so that residents can better access jobs, day care, recreation, shopping, schools, libraries, and cultural sites outside and inside of Roxbury.

We need to address a wide range of complex traffic management and parking issues: non-residents parking on neighborhood streets, double parking, community involvement in siting new parking lots, poor traffic law enforcement, speeding, and commercial trucks using residential streets.

A more pedestrian-friendly environment that protects residents is a very high priority.

The overall roadway capacity needs to be analyzed because of increasing traffic volumes.

The issues of environmental health and excessive bus fumes have to be evaluated.

Access to Logan Airport, the waterfronts and other key destinations must be factored into future transit routing and operation decisions.

Implement traffic calming measures in specific areas.

Address bus issues such as frequency, routing, connections. Decide on location of bus shelters. Increase MBTA service hours on weekends and "off-peak" hours.

Utilize the Midlands Line more efficiently and improve the Uphams Corner station.

Establish east-west transportation links to connect people from both sides of Roxbury and community assets such as parks.

Decide on preferred Urban Ring route to meet Roxbury's needs and associated parking strategies.

Link economic development, job training and apprenticeship opportunities to potential transportation construction and improvements so residents will benefit.

Many residents prefer light rail transit service for the Washington Street corridor over the bus service currently proposed.

Bicycles paths and facilities needed

Martin Luther King Blvd — too wide?

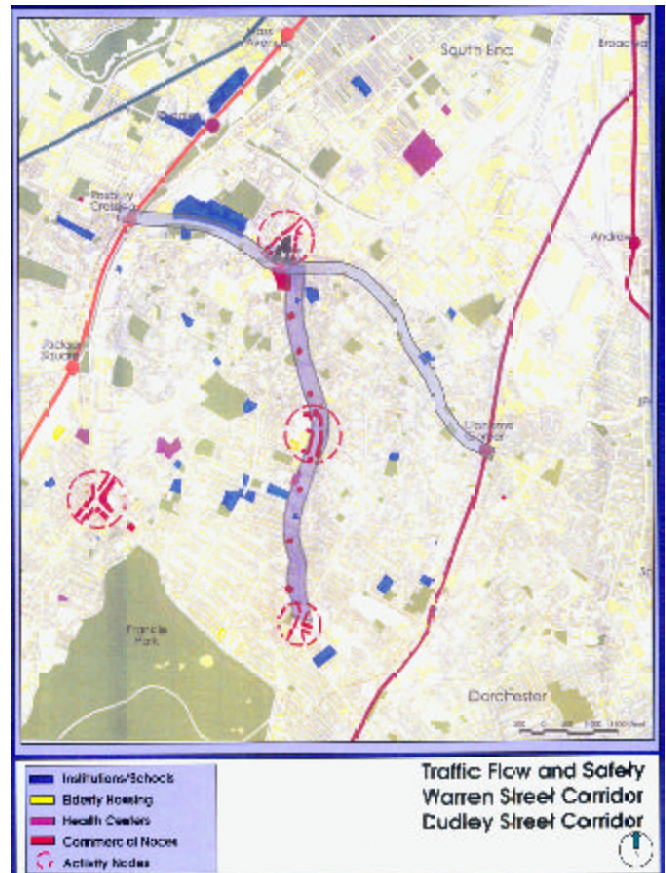
Transportation

The Dudley Square terminal is the transportation hub of Roxbury. Residents now enjoy excellent access to important local and regional destinations through reliable, efficient and clean public transportation. Local shuttle buses serve the immediate area, and commuter buses and trains take workers to and from jobs in the Route 128 area and beyond, seven days a week. The hours of operation of the mass transit service have been expanded to include more "non-peak" and weekend service so people can get to non-traditional jobs and church services or do errands.

Bus service is dramatically improved: buses run regularly and frequently and more stops have been added, providing access to Uphams Corner, Fields Corner and other nearby neighborhoods, business centers and cultural sites. Bus service is timed to coincide with expanded and improved service on the Midlands line, which sports a renovated Uphams Corner stop. New bus lines have been added, including those that run along an east-west axis. The buses run on natural gas, not diesel fuel, and do not pollute the air. Distinctive new bus shelters protect bus users from the elements and add visual interest to the streetscape.

Through the use of traffic calming devices such as neckdowns and raised pedestrian cross walks in Grove Hall and other areas, traffic in Roxbury moves at a reasonable speed, improving the safety and environment for pedestrians. Some one-way streets have had their direction changed and some residential streets are not accessible to commercial traffic, which ensures that trucks stay on the main thoroughfares and do not cut through neighborhoods. Police have stepped up their efforts to ticket speeders and illegally parked cars, including those that are double-parked. Resident

Residents have identified two street corridors — Malcolm X Boulevard (New Dudley Street) to Dudley Street, and Warren Street — where existing traffic operations are of particular concern with respect to traffic safety, pedestrian circulation, and bus operations.



A 2020 Vision

parking programs have been instituted in areas around mass transit stops, reducing commuter parking in residential neighborhoods. The streets are resurfaced and repaired, the sidewalks are fixed, cross walks are freshly painted and traffic signals are synchronized. More people are out walking to local sites since it is now a safe and pleasant alternative.

The new Harbor Trail bicycle path runs from Ruggles station through Dudley to Fort Point Channel, the downtown area and Boston Harbor, providing bicyclists with a healthy way to commute and to access the waterfront. A right-of-way for the path has been established along Melnea Cass Boulevard and on the edge of new Crosstown development. Bike racks are placed in convenient locations along the route.

The Silver Line connects Dudley Square with downtown Boston, the convention center area, the waterfront and also south to Mattapan Square. This efficient, modern transportation system provides riders with a one seat-one fare ride downtown. Along the Washington Street corridor, new commercial development has sprung up around the transit, creating lively business districts which offer an increased variety of goods and services.

The new Urban Ring provides residents with an efficient way to get across town without going downtown. Using the stop in the Dudley station area, residents can get to the Crosstown area, Cambridge and other important employment, medical, cultural and entertainment destinations. A few strategically-located parking lots, which were sited with residents' input, provide parking options for those who are using the Urban Ring and other mass transit, without infringing on residential areas.



Existing conditions constitute barriers to safe and convenient pedestrian travel at several locations in Roxbury.

Principles & Values

The Roxbury Strategic Master Plan will seek to identify potential institutional and programmatic linkages between the areas of economic development, housing, and transportation.

The Roxbury Strategic Master Plan will help to develop a civic understanding of the role of public infrastructure, including transportation, as a key tool for economic and community development of the neighborhood.

One possible vision for Martin Luther King Boulevard

"You Said It"

Community Issues

Economic development in Roxbury should produce jobs for community residents.

We want to lay the groundwork for building wealth within Roxbury.

Key community institutions should play a larger role in economic development and stabilization.

We need entrepreneurial development programs and apprenticeship opportunities for residents.

Roxbury currently lacks key amenities such as hotels, entertainment and cultural facilities.

The community needs sustainable jobs that have opportunities for upward mobility.

We need more training, including education and training in all areas of the building and construction industry and technical/vocational training.

Increase the number of technical jobs in the community

Develop community-based hiring halls

Enforce current CRA regulations

Use the downtown linkage pool process and enforce existing linkage regulations

Keep businesses and non-profits on major thoroughfares in commercial nodes

Use cultural tourism to bring tourist dollars into Roxbury, with Dudley Square as a cultural and art center

Create a business incubator for start-up businesses to generate jobs, technical assistance and access to capital

Develop a mechanism for community control of businesses and land

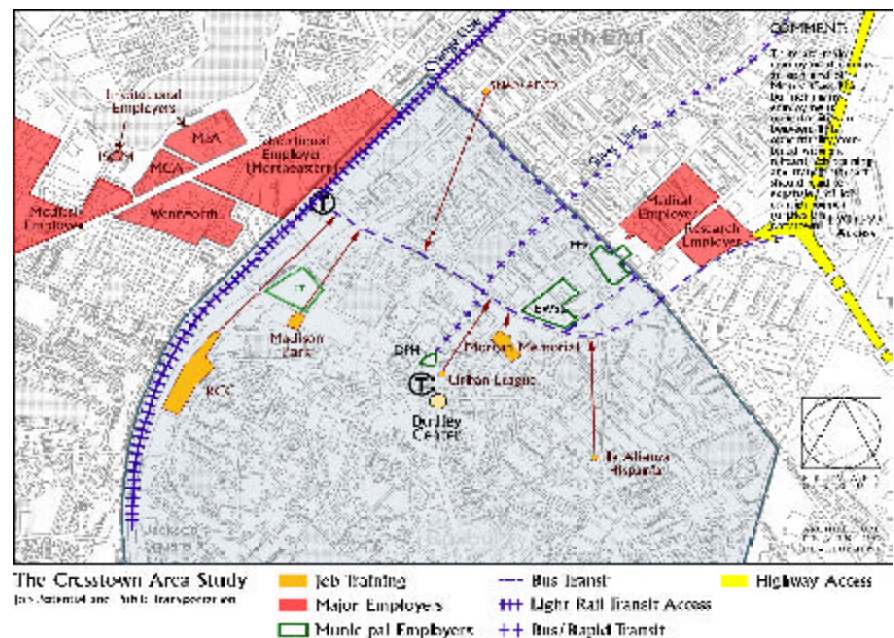
Develop a marketing campaign focusing on the unique advantages Roxbury offers to businesses and its historic and cultural aspects which will bring in businesses and visitors, instill pride and create a positive image in the media and within the region.

Economic Development

Dudley Square has been reborn as a thriving commercial district and transportation hub. Historic buildings have been renovated to their former splendor and are filled with commercial and office tenants. The facades of the businesses have been redesigned and renovated to reflect Dudley's renaissance. Dudley Square is lively both day and night and attracts visitors from throughout the metropolitan area. Businesses in the square offer a wide range of services and goods, including coffee shops, book stores, and educational facilities. Several high quality sit-down restaurants, some with ethnic food, have opened in the Square, with long lines every night. The new jazz club draws star players as well as gives young musicians from Berklee and other music schools a chance to perform to packed houses. A new full service supermarket provides local foods as well as foods from all over the world to Roxbury residents. There are businesses that provide services to other businesses. Many businesses have a distinctive ethnic or cultural flair, including the new market in Dudley, with a number of small shops that sell specialty goods and provide services, drawing people from miles around. Micro-entrepreneurs sell colorful and unique goods from pushcarts in Dudley Square, Grove Hall and other locations. Nearby, Melnea Cass Boulevard has evolved to a thriving area with medical, educational, municipal, retail/entertainment, office and housing uses in different zones.

Roxbury is a destination for cultural tourism, with art galleries and performance spaces. Weekly shuttle buses leave from downtown Boston, the Museum of Fine Arts and Dudley Station to bring people to tour the exhibits at the Piano Factory Artists' Building, the AAMARP building, the Museum of Afro-American Artists, the Hammill Gallery of African Art and other artists' studios and sites. The annual Roxbury Open Studios weekend is a huge event during which Roxbury artists open their studios to the public. The Nawn Factory Heritage State Park Museum is thriving at Crosstown and Dudley.

Commercial activity and non-profit businesses are concentrated on the main thoroughfares (not on residential streets), where they are easily accessible by modern, efficient and clean public transportation. This has relieved the non-resident parking problem and now it is easier to take the bus or transit than to drive. Most of the business activity is within the rejuvenated commercial nodes in Quincy and Warren Streets, Dudley Square, Grove Hall, Jackson Square and Egleston Square. Portions of Dudley Street and Blue Hill



A 2020 Vision

Avenue are lined with businesses, with offices and apartments on the upper floors. Environmentally hazardous businesses have been reinvented and consolidated. Remaining industries in Roxbury are now adequately buffered from their adjacent neighbors. New signage and landscape ordinances mandated by the guidelines of the Roxbury Master Plan have resulted in a mixture of commercial and industrial buildings that are no longer eyesores. Some are owned by community-based entrepreneurs and local residents make up a significant percentage of the work force.

Martin Luther King Boulevard has been re-designed to reduce the width of the street. In a planted median similar to Commonwealth Mall, a historical park has been created with trees, gardens, statues, plaques, art and information about the life and work of both Dr. King and of Malcolm X, the latter who spent the formative years of his life in Roxbury. The park is a must-see for tourists and people from other areas of the city. With a popular outdoor café as part of the Cass rink complex, it provides a pleasant place for people to meet and relax.

Morgan Memorial, the Urban League, Roxbury Community College, Northeastern University, and Wentworth Institute are among the institutions that have entered into a community partnership with Roxbury. Local community-based organizations and local colleges provide vocational and technical training for residents including instruction in the evenings, on weekends and in the daytime. These organizations also help residents find jobs. Madison Park High School, RCC,



New development at Grove Hall

YouthBuild and Habitat for Humanity are among the organizations that are providing education and training in the building and construction industry for youth and adults. Roxbury's newest hotel was built with community residents on the labor force who received this construction training. Institutions in Longwood Medical Center are providing medical training for residents. Transition to employment programs work with residents to provide a job-ready workforce, reducing unemployment rates to levels found throughout Boston. RCC, Northeastern and other institutions are providing entrepreneurial business development programs for Roxbury residents through special grants. All of the institutions in the area participate in the Roxbury Vendors Program that emphasizes linkages with Roxbury businesses.

The biotech industry has opened a multi-company office/research and development park on a former Brownfields site. Through a partnership between the universities, the hospitals and high schools, the biotech companies have agreed to provide technical training and access to high-paying jobs for Roxbury residents in their new business incubator. Access to the park is provided by the Urban Ring. Funds for developing the site came from sources earmarked to clean up Brownfields sites. Biomedical product manufacturing has evolved out of biotech activity in the area.



The Piano Factory - former industrial use converted to artists' live/work spaces

Principles & Values

The Roxbury Strategic Master Plan will seek to identify institutional, programmatic, and policy mechanisms to generate and keep wealth in the neighborhood for longer periods of time than might presently be the case.

The Roxbury Strategic Master Plan will help to identify ways for increasing opportunities for small businesses and linking this sector to the civic well-being of the neighborhood.

The Roxbury Strategic Master Plan will consider ways to utilize public dollars as leverage for additional private dollars and resources.

"You Said It"

Community Issues

We need a balance between affordable and market-rate housing to maintain and improve income diversity in Roxbury.

Increase the homeownership rate for all residents. Programs such as home improvement and first time homebuyer programs will increase neighborhood stability.

Need to provide ways for elderly to retain homeownership and control of maintenance of property.

The inventory of historic housing is an asset that should be restored, not just "rehabbed." Restrict demolition of these structures.

We need more elderly housing and disabled housing, with separate complexes for the young, disabled population.

We need different kinds of housing ranging from cooperative homeownership opportunities to rentals, condos and multi-family housing.

The richness and diversity of the housing stock is an asset.

Build homes on some vacant lots.

The high number of abandoned properties is a potential asset. Restore abandoned and boarded-up buildings.

Develop a community-based housing trust.

Develop a clearinghouse for housing referrals.

Improve design and construction of new housing, which should be designed to fit into the context of the immediate neighborhood.

Use vacant floors on the upper levels of buildings for housing.

Rents and home prices are not affordable. Fears of gentrification and displacement; a need to support long-time residents to remain in the neighborhood.

The disproportionate amount of subsidized housing in Roxbury.

We need to lower the foreclosure rates.

Absentee landlords and their lack of accountability to the community

Housing

Once abandoned and deteriorating but architecturally significant houses have been restored to their former grandeur. The richness and diversity of the housing stock can now be seen in the entire community and most of the historic houses have been restored. Throughout Roxbury, vacant lots have been filled with a variety of new housing types to meet a mix of incomes, including both market-rate and affordable options. New housing designs are reviewed by design review committees made up of community residents. Urban design guidelines ensure that new housing has been carefully designed to fit into the context of the neighborhood, with similar setbacks and materials. Community youth and adults participating in vocational training programs which teach skills of the construction trade are seen on many of the construction crews that are rebuilding the community.

There are many housing options to choose from, including rentals, single family homes, condos, cooperative developments, and multi-family units. There is a wide variety of rental property to meet the needs of those who are unable to buy. Affordability is addressed in many ways, including unit and tenant-based subsidies, use restrictions and a pool of funds set aside to meet the needs of low and middle income Roxbury residents. With the addition of new and restored units, the residential picture has improved and there is a wide range of housing to meet all income levels. No one has had to leave the community because of a lack of housing options.

Many older residents who wanted to remain in the community without the responsibility and cost of maintaining a large house now have the option to live in alternative housing, including assisted living. Alternatively, there are "aging in place" programs that aid elderly citizens to remain in their own homes through programs that provide funding and personal assistance to help make informed decision concerning maintenance and repairs of the property. Some seniors have been able to pass their former houses down to their children or sell to young families who grew up in the neighborhood and want to return. Disabled people can live in facilities that were built or homes adapted particularly to meet their needs.

Affordable housing has been, and is being, built in the community, some by community residents involved in training programs in the construction industry. The affordable new housing is affirmatively marketed. Roxbury residents learn about any available housing

New townhouses designed to fit into context of neighborhood



A 2020 Vision

opportunities in the community through the Clearinghouse for Housing Referrals and Information office, set up in Dudley Square. This office also provides educational programs on homeownership and access to information about low-cost loans and grants for home improvement and maintenance. Working with new and with already-established City programs, this office gives long-time Roxbury residents the information and the support they need to remain in the area and has reduced the foreclosure rate. The newly-developed community-based housing trust has enabled residents and community-based developers to buy parcels of vacant land on which to develop housing, including some property previously owned by absentee landlords. This has proved to be an effective mechanism for maintaining affordability in new development projects.

Some of the once-empty upper floors of the buildings lining Dudley Square and on other main streets have been renovated into uniquely designed lofts, condos, coops, apartments and artists' live/work spaces. Many residents enjoy being part of the urban fabric and walking to the local businesses and the transit hub. Other empty upper floors have been renovated into office space and businesses.



Examples of Roxbury housing



Principles & Values

The Roxbury Strategic Master Plan will consider how to increase housing opportunities at different income levels for residents and protect existing housing that is affordable to residents by utilizing the potential and actual assets of the neighborhood.

The Roxbury Strategic Master Plan will help to increase residential stability by developing institutional, programmatic, and social connections between people within and outside the neighborhoods; organizations; youth and elderly; neighborhoods and other neighborhoods; Roxbury and the city; and Roxbury and the region.

Economic Development Vision

continued from page 11

A large marketing campaign has successfully positioned Roxbury as a great place to do business, and has drawn many businesses to locate in the community. It has also drawn the attention of venture capitalists, who have invested into many new Roxbury-based businesses, including a computer retailer and manufacturer. New and established businesses looking for locations have been attracted by Roxbury's proximity to downtown and regional access as well as parcels of land that have been freed up for new use by consolidating inefficient business uses like transfer stations and technologically upgrading light industry.



Dudley Square

A community-based hiring hall has been instrumental in ensuring that jobs in the community be promoted to Roxbury residents. Local businesses and construction projects post their employment opportunities there. Also posted are apprenticeship opportunities in the various trades. The hall is an important networking site and a source of information, and has computers for residents who wish to develop their resumes and computer skills. Job opportunities are also listed in *The Roxbury Record* newspaper supplement.



Aerial photo of Roxbury

Roxbury Population Characteristics

	ROXBURY	BOSTON
1999 Population	48,169	554,094
2004 Projection	47,767	543,540

POPULATION BY AGE - 0-85 years and over

1999	48,169	554,094
0 - 20 years	16,246	145,165
21-44 years	18,336	244,424
45-64 years	8,705	96,994
65-85 years and older	4,882	67,511

POPULATION BY RACE 1999

White (inc. Hispanics)	8,926	329,094
Black (inc. Hispanics)	35,344	156,213
Am. Indian, Eskimo, Aleut (includes Hispanics)	205	1,735
Asian or Pacific Islander (includes Hispanics)	708	37,746
Other (inc. Hispanics)	3,786	29,267
Hispanics	9,880	82,285



Kick-off community meeting for Roxbury Master Plan

We want to hear from you

**Please give us your comments on the information in this newsletter.
Send to:**

Jessica Pineo
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201-1007

Name _____

Address _____

Phone _____

Email _____

My comments on the newsletter:

If you would like to become involved or gather information about the Roxbury Strategic Master Plan process, please contact Jessica Pineo, Deputy Director of Strategic Planning, Boston Redevelopment Authority, 918-4226 or e-mail Jessica.Pineo.BRA@ci.boston.ma.us.

THE ROXBURY STRATEGIC MASTER PLAN TEAM

Boston Redevelopment Authority
Boston Transportation Department
Office of Civil Rights
Environment Department
Department of Neighborhood Development
Parks and Recreation Department
Roxbury Working Group
Stull and Lee, Inc., Lead Consultant

Abt Associates
Bevco Associates
Byrne, McKinney and Associates
The Cecil Group
Economic Research Associates
Multisystems
Hezekiah Pratt and Associates, Inc.
Primary Group
Tams Consultants
The William Trotter Institute

ROXBURY WORKING GROUP

Luqman Abdur-Razzaq, Zakiya Alake, Matthew Balls, Joe Barton, Bruce Bickerstaff, Bruce Bolling, George Brown, Doris Bunte, Edna Bynoe, Patricia Courtney, Stephen Craddock, Tony Crayton, Patrick Cusick, Evelyn Friedman-Vargas, Robert George, Sheila Grove, Mossik Hacobian, Cecil Hansel, Daniel Hart, Jose Taino Hatuey, Julio Henriquez, Joanne Hinferty, Syvalla Hyman III, Sensie Kabba, Robert Kinney, Michael Kozu, John Madden, Carlos Martinez, Keith McDermott, Joan Miller, Brian Moloney, Jean Morgan, Mary Natale, Jacquelyn Payne-Thompson, Jeanne Pinado, Joanne Pokaski, Daniel and Marle Richardson, Lois Roach, John Rumpel, Gareth Saunders, Eswaran Selvarajah, Boyce Slayman, Edna Smallwood, Sherry Smith, Joyce Stanley, Leroy Stoddard, Robert Terrell, Clayton Turnbull, Dwain Arshad Tyndal, Scotland Willis, George Wilson, Malcolm Wynn

ELECTED OFFICIALS

Representative Kevin Fitzgerald, Representative Gloria Fox, Representative Elizabeth Mallia, Representative Byron Rushing, Representative Marie St. Fleur, Councilor Charles Turner, Senator Dianne Wilkerson.

CITY OF BOSTON

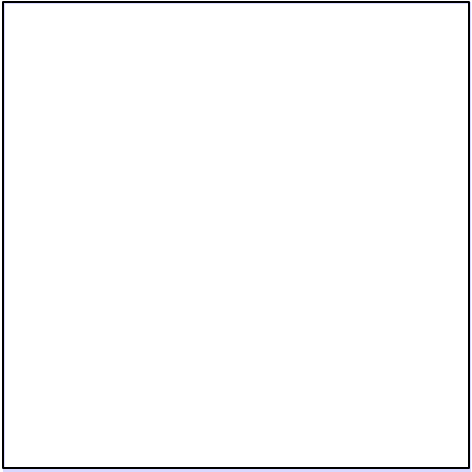
Muhammad Ali-Salaam, Claudette Bailey, Jansi Chandler, Ralph DeNisco, Linda Dorcena, Lorraine Fowlkes, Dick Garver, Armindo Goncalves, Vineet Gupta, Linda Mongelli Haar, Richard Heath, Sandra Henriquez, Geauanne Hill, Arthur Jemison, Meg Kiely, Ellen Lipsey, Ron Marlow, Joanne Massaro, Hugues Monestime, Reginald Nunnally, Prataap Patrose, Jessica Pineo, Charlotte Golar Richie, Juanita Wade, Victoria Williams

COMMONWEALTH OF MASSACHUSETTS

Noah Berger, Matthew Bluetie, Tina Cabral, Peter Calcaterra, Brian Clark, Silvia Diaz, Lorenzo Griswold, Matthew Mittelstadt, Angela Yard

CONSULTANTS

David Black, Susan Bregman, Michael Burke, Geraldine Campos, Gayle Epp, Deborah Galiga, Scott Hebert, James Jennings, Beverley Johnson, M. David Lee, Pamela McKinney, Patrick Phillips, Hezekiah Pratt, Regina Rodriguez-Mitchell, Juana Salazar, Kirk Sykes



ROXBURY STRATEGIC MASTER PLAN

Jessica Pineo
Boston Redevelopment Authority
One City Hall Square
Boston MA 02201-1007